

Chapter 5.68

MULTIPLE RENTAL DWELLING UNITS

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5.68.010 Definitions.

A. "Multiple family dwelling unit" shall mean any buildings or apartment buildings so arranged, designed, built, rented, loaned, let or hired out to be used or occupied as the home, residence or dwelling unit of four or more families living independently of each other. This definition includes four-plexes, even if the owner lives in one of the units.

B. "Rental dwelling unit" shall mean any individual dwelling unit that is rented, loaned, let or hired out to be used or occupied as a home or residence.

C. "Owner" shall mean the person having ownership. "Person" includes any individual, group of individuals, partnership, corporation, association or other legal entity.

5.68.020 License required.

A. Every owner of a multiple family dwelling unit or of four or more rental dwelling units shall obtain and maintain current a business license and pay the general business license fee and the special fees as set forth in the consolidated fee schedule.

B. If there is more than one owner, including purchases under contract, each owner shall be jointly and severally liable to pay the business license fee.

5.68.05. Exception.

Every owner of less than four rental dwelling units shall be exempt from licensing under this title.

5.68.040 Penalty.

Any person or party who violates the provisions of this chapter shall be deemed guilty of a misdemeanor.

5.68.050 License—Fees.

A. Owners of multiple family dwelling units or rental dwelling units shall pay the general business license fee and the special fees set forth in the consolidated fee schedule.

B. The base business license fee shall be paid at the time of application for a new or renewal license.

C. The community development director may, with the approval of the manager, establish a payment plan or plans which allow the licensee to pay the per-unit fees in two, three, or four equal installment payments, made at regular intervals during the term of the license.

D. Failure to timely make a payment required pursuant to a payment plan as described above may result in the suspension or revocation of the license and the imposition of penalty fees as set forth in this title.